

SUMMARY OF DEVELOPMENT

“The Quad St. Charles” is a mixed use commercial retail and residential development proposed for the former Charlestowne Mall site. Given the significant challenges facing today’s retail industry, regional malls generally, and this site in particular, a re-envisioning of the project was undertaken. The owners propose to create an environment for a viable, vital and successful development that will serve as the City of St. Charles’ premier gateway entry from the east along the Route 64 corridor. The development will incorporate a refocused retail and commercial approach complemented with mixed residential uses in the form of for-sale townhomes and for-rent residential units, creating engaging opportunities for a cohesive, creative, and exciting project that takes advantage of this superior location.

A portion of the current mall space will be demolished, including the now vacant Kohl’s and Sears stores. Significant architectural and facade improvements will be made to the remaining portions of the mall building. This will result in a more targeted, amenitized space of approximately 507,000 square feet of gross leasable area intended for restaurant, entertainment and retail uses that will benefit from the existing and very successful Von Maur and movie theater. The building coverage will be approximately 334,000 square feet with a total floor area of approximately 589,000 square feet. Two additional pad sites (P6 and P7), with a floor area of 5,000 square feet each, will be created to complement the recently approved outlots along Rt.64.

The newly introduced residential component of the site will be located to the north and east of the existing mall. A for-sale townhome neighborhood of approximately 155 units will provide an appropriate transition from the more intensive commercial uses of the site to the existing single-family residences to the north. The townhomes will be two stories with a total building coverage of approximately 298,000 square feet. The main access to this neighborhood will be from Foxfield Road, and will be designed to discourage cut-through traffic. A mid-rise apartment product of approximately 256 units will provide the new entrance to the site from the east along Smith Road, with impressive architecture and amenities to welcome residents to the site. These buildings will be four to five stories tall with four floors of residential over a partially below grade floor of covered parking. A pool and clubhouse facility is also planned to serve the apartment residences.

A core design feature of the project is the visual and pedestrian connectivity provided to allow future residents to travel freely among the various site uses. The central feature of this connectivity is the open air “Pavilion” on the northeast side of the mall building, intended to be a civic gathering place for both the residents of the project and visitors to the reinvented commercial space.

Public utilities currently serve the property. Utility relocation will be required in certain areas; however the redevelopment improvements will be laid out to minimize this relocation work.